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Department of Planning & Zoning**

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**STAFF REPORT
2005-2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT: Mason

APR ITEMS(S): APR 05-I-2A
APR 05-I-3A

NOMINATORS(S): Su H. Auh & Chung Auh (APR 05-I-2A) and Dooil Shin (APR 05-I-3A)

ACREAGE and TAX MAP I.D. NUMBERS:

APR	Tax Map I.D.	Acreage
05-I-2A	59-4 ((6)) 20B	.62
05-I-3A	59-4 ((6)) 20C & 20D	1.41
TOTAL		2.03

GENERAL LOCATION: East of Hummer Road and south of Horseshoe Drive

PLANNING AREAS(S): Area I
District(s): Annandale
Sector: Masonville (A1)
Special Areas(s): N/A

ADOPTED PLAN MAP: Residential 2-3 du/ac

ADOPTED PLAN TEXT: There is no site specific Plan text that applies to the subject property. General Plan text indicates that infill development should be of a compatible use, type and intensity. Plan guidance for the commercial area immediately adjacent to the south indicates that the current commercially zoned area should not be expanded.

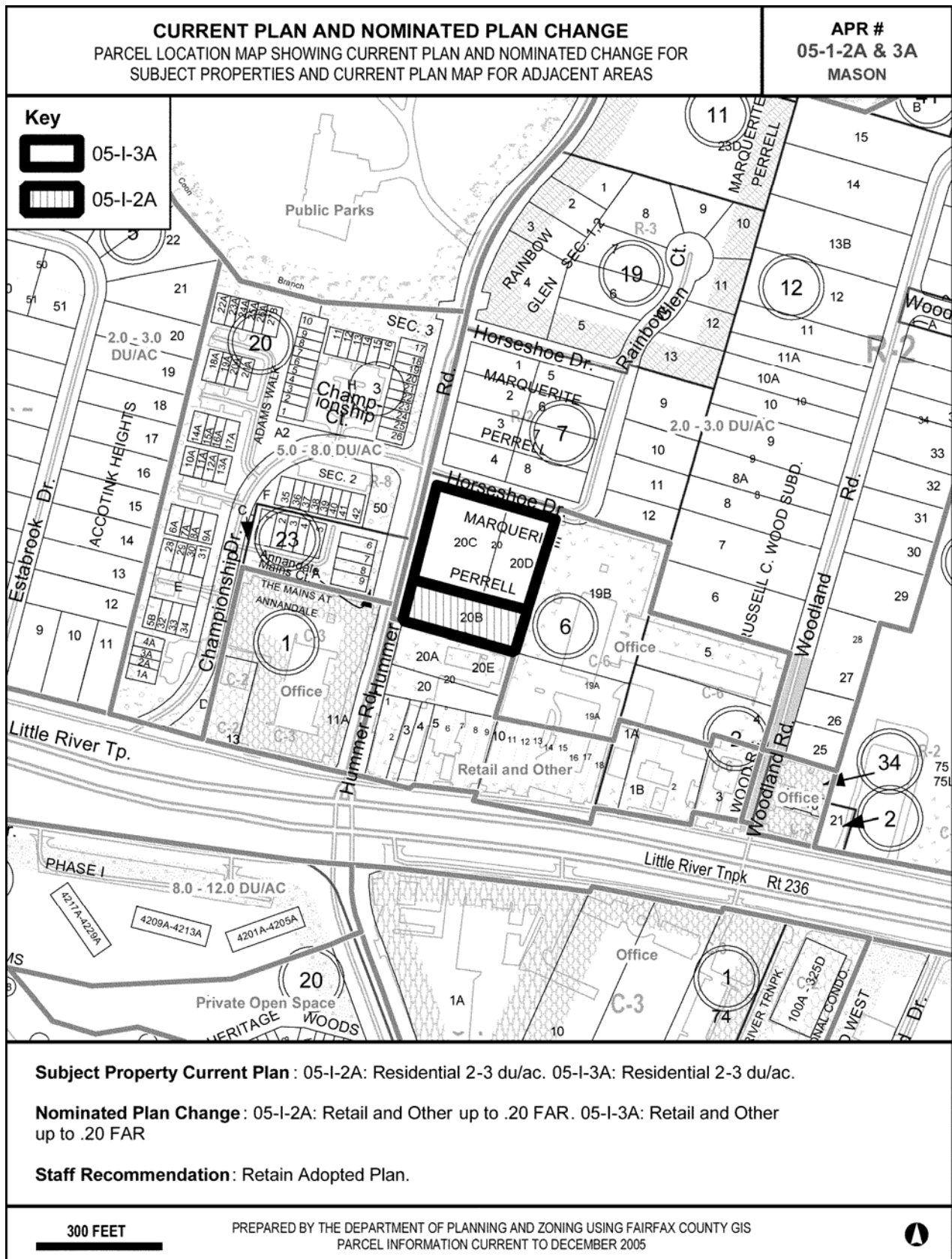
NOMINATED PLAN AMENDMENT: This nomination proposes to change the planned use from Residential 2-3 du/ac to Retail and Other up to .20 FAR.

Summary of Staff Recommendation

_____ **Approve Nomination as Submitted**

_____ **Approve Staff Alternative**

 X **Retain Adopted Plan**



CONTEXT

General Location:

The subject property is located east of Hummer Road and south of Horseshoe Drive.

Planned and Existing Land Use and Zoning

Subject Property: The subject property is 2.03 acres developed with three single family homes, planned for residential use at 2-3 du/ac and zoned R-2.

Adjacent Area:

North: The area to the north, across from Horseshoe Drive, is planned and developed for residential use at 2-3 du/ac and zoned R-2.

South: The area to the south is planned and developed for neighborhood retail use up to .25 FAR and is zoned C-6.

East: The area to the east is developed with an office building and planned for office use up to .50 FAR and zoned C-6.

West: The area to the west, across from Hummer Road, is developed and planned for residential use at 5-8 du/ac and is zoned R-8.

PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no site specific Plan text, however general Plan text indicates that infill development should be of a compatible use, type and intensity.

Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District as amended through 12-06-04, Masonville Community Planning Sector (A1), page 58:

“Land Use

The Masonville Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

Additional relevant Plan guidance for the commercial area immediately to the south indicates that the existing commercial area should not be expanded.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning district as amended through 12-6-2004, Masonville Community Planning Sector (A1), Land Use Recommendations, pages 58-60:

- “1. The commercial area north of Little River Turnpike between the Annandale Recreation Center and Hummer Road should not extend beyond the area now zoned and developed as commercial uses. The locations of planned office and retail uses in this area are depicted on the Plan map. Neighborhood retail uses are planned up to .25 FAR. Office uses are planned up to .50 FAR.”

The adopted Comprehensive Plan Map shows this area planned for residential density at 2-3 du/ac.

NOMINATED PLAN AMENDMENT

This nomination proposes to change the planned land use from residential 2-3 du/ac to retail use up to .20 FAR. The proposed change could result in up to 17,685 square feet of retail use.

ANALYSIS

This nomination proposes to expand the commercial area that currently exists south of the subject property and along Little River Turnpike. This proposed conversion from residential use to commercial use is inconsistent with Plan guidance. Land use recommendation #1, of the Masonville Community Planning Sector, indicates that the commercially zoned area along Little River Turnpike should not expand beyond the current boundaries. There already exist ample neighborhood retail uses to serve the neighborhood, along the nearby Little River Turnpike commercial corridor, without converting a portion of the neighborhood to commercial uses.

As part of the Task Force’s consideration of this item, there was a discussion about whether the nominated property may be more appropriate for residential use that is similar to the residential use to the west, which is planned 5-8 du/ac. However, a Plan change to residential use is outside of the scope of these APR nominations.

RECOMMENDATION

Staff recommends retaining the current Plan and denial of both nominations, since commercial encroachment is inappropriate and may have a negative impact on the nearby residential area. The current Plan guidance is clear about the need to maintain the existing boundaries of the commercially zoned property in this area.